

Oak Trees, 20 Gleneagles Avenue,
Lower Parkstone,
Poole, BH14 9LJ



An attractive three double bedroom 1930's built detached character residence requiring modernisation and offering excellent extension potential (STP) in a sought after location close to Parkstone Golf Club.

Guide Price £825,000







Situation & Description

Lower Parkstone is one of Poole's most sought after locations, situated between Poole and Bournemouth and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Close by amenities include schools, doctors' surgeries, restaurants, bars and Parkstone train station, giving mainline access to London Waterloo. The beaches of Sandbanks and Canford Cliffs are a short distance away.

Oak Trees is an attractive three double bedroom 1930's built detached character residence occupying a wide south west facing plot in a peaceful location close to Parkstone Golf Club. This individual property requires modernisation whilst offering tremendous scope to improve and extend, subject to planning permission.

The property is approached via an enclosed porch leading to the reception hall with a built-in storage cupboard.

Located to the rear of the property is a good sized extended main living room with a stone fireplace and pleasant garden aspect. There is also a separate front dining room with bay window.

The kitchen offers a range of fitted units incorporating an oven, hob, fridge and cupboard housing the gas boiler.

A rear lobby with access to the garden has an adjoining WC and utility cupboard with plumbing for a washing machine.

Stairs from the entrance hall lead to the first floor landing.

On this level there are three double bedrooms all served by a fully tiled bathroom and separate WC.

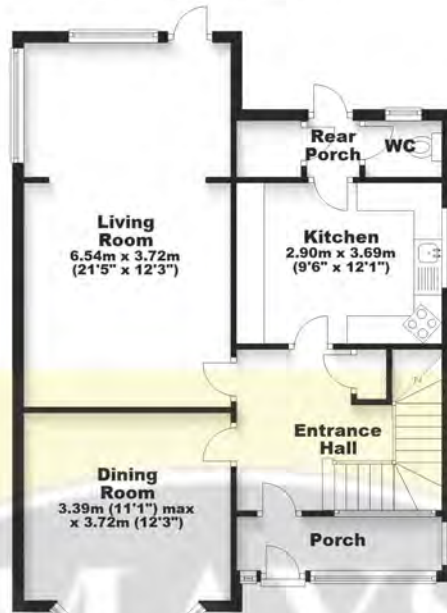
Outside, the property benefits from a beautifully established south west facing rear garden, with a timber summerhouse and mature planted borders enclosed by timber fencing.

The front lawned garden, with planted borders, has a driveway to one side providing ample parking and access to the garage.

- Charming character residence
- Requiring modernisation
- Extension potential (STP)
- Entrance porch & hallway
- Two reception rooms
- Fitted kitchen
- WC & utility cupboard
- Three double bedrooms
- Bathroom & separate WC
- Garage & driveway
- South west facing plot
- Close to Parkstone Golf Club

Ground Floor

Approx. 68.6 sq. metres (737.9 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.6 sq. feet)



Total area: approx. 120.4 sq. metres (1296.5 sq. feet)

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Plan produced using PlanUp.







Score	Energy rating	Current	Potential
82+	A		
81-81	B		
66-66	C		
55-55	D	56 □	70 □
38-38	E		
21-21	F		
1-1	G		

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